

Manchester Urban Homes Marketing Flyer

Developer Name: Abode Communities
Property Management Company Name: Abode Communities
Property Name: Manchester Urban Homes
Property Address: 8721 S BROADWAY LOS ANGELES CA 90003
Open for Marketing: 09/22/2025
Pre Application Open Date: 10/06/2025
Pre Application Close Date: 10/31/2025
Lottery Dates: 11/17/2025

Property Application Information

Property Management Contact Name: Sarah Furchtenicht
Property Management Contact Title: Property Manager
Property Management Contact Email: manchester@abodecommunities.org
Property Management Contact Phone Number: (213) 225-2720
TTY/TDD: 711
Property Website: <https://abodecommunities.org/communities/manchesterurbanhomes/>
Rental Application Link:
<https://abodecommunities.org/communities/manchesterurbanhomes/>
Methods of how applications will be provided and accepted:
1st Method of how applications will be provided and accepted: 1. To apply online, visit <https://abodecommunities.org/manchesterhomes>.
2nd Method of how applications will be provided and accepted: pplications can be requested by emailing the property email address at manchester@abodecommunities.org
3rd Method of how applications will be provided and accepted:
4th Method of how applications will be provided and accepted:
Mailing Address for Application:
Fax Number:

Property Information

Housing Type: Apartments
Year Built: 2025
Housing Program: No CES units
Shared Living Facility: No
Pre-Application fee:
Credit Screening Fee:
Property Description: Co-developed by Abode Communities and Neighborhood Housing Services of Los Angeles County (NHSLA), Manchester Urban Homes provides 120 affordable family homes in South LA on a site once under a restrictive discriminatory covenant. The highly amenitized property will include a mix of multifamily residential and townhome-style buildings. Residents will benefit from onsite services that include

financial counseling that aim to support them in achieving their personal goals, building generational wealth, accessing transit ridership programs, and retaining their housing. Property Features: Bike storage, community garden, central courtyard, playground, rooftop deck, (22) total accessible units

Units Available: (73) one-bedroom apartments (16) two-bedroom apartments (15) two-bedroom townhomes (16) three-bedroom townhomes - (22) total accessible units

Accessible Features: Accessible units and/or units with accessible features are available at this property. To inquire about available accessible units and their features, please contact the property management office. (22) total accessible units

Parking Type: On Street

Parking Fee:

Income Limits: 1, 2, & 3-Bedroom Units Maximum Income Level Income Limits by # of People in Household (Subject to Change, Rent Determined by CTCAC)

	1	2	3	4	5	6	7	8
30%	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,430	\$60,000
50%	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
60%	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000

Referral Agency:

Support Services: On-Site Resident Services by Abode Communities

Rental Policy Info: The initial lease-up units shall be conducted by the Agent's personnel and supervised by the Owner. The Agent shall utilize staff members that are well trained in eligibility requirements, family composition criteria, unit size selection processes, and Owner's Lenders' and Owner-approved selection criteria. Individuals with a Disability have the right to request and receive reasonable accommodations, including the right to ask for auxiliary aids and services, communications in alternative formats, as well as information on how to make such requests. The following is a summary of tenant selection procedures:

- Marketing materials will indicate the window that applications will be received by Agent, with a date/time certain for cut-off
- Applications will be stamped, dated and numbered as they are received, and then sorted for family size, income level.
- Eligible applicants will be processed and selected via a lottery process when required.

Eligibility will be determined on stated income and household size if an applicant is deemed eligible on stated income and household size then full processing is undertaken. Eligible applicants will sign a verification form for the Agent to mail to the income provider. The forms are to be filled out by the income provider, or by applicants if they are self-employed (whereupon a signed affidavit with a tax return, if any, must be provided). Landlord reference letters may also be required.

- Whenever possible, the Agent will assist applicants who have limited fluency in English by answering questions or providing forms in the native language of the applicant.
- The Agent will thoroughly review all information provided on the applicant's application. The review will include a criminal and credit check, contacting prior landlords, and verifying all information on the application.
- All qualified applicants that are not able to move in will be placed on a waiting list and shall receive a letter informing them of their status.
- Those applicants not selected for occupancy shall be provided with written notification stating the reasons for their ineligibility. Such reasons might include but are not limited to the following: over income, insufficient income (inability to pay the rent), and bad credit history. Those applicants rejected for residency shall be provided with an opportunity to appeal. The appeal process shall allow for the applicant to provide supplemental information to the application including additional third-party verification and/or testimony. Applicants may be considered ineligible if any of the following conditions concerning bad credit history

apply: the prospective tenant has been evicted by a court of law, particularly in the three years preceding his/her application date; the prospective tenant's credit history reveals any unpaid judgments or unpaid collection amounts.

Rental Special Notes: 120 Affordable Rental Apartments & Townhomes in Los Angeles, CA (22 Accessible Units) Application Period Open: October 6, 2025 Application Period Close: October 31, 2025 Virtual Lottery: November 17, 2025 at 4:00 PM PST Now Leasing (73) one-bedroom apartments (16) two-bedroom apartments (15) two-bedroom townhomes (16) three-bedroom townhomes - (22) total accessible units

Description of how applicant can request a Reasonable Accommodation: Individuals with a disability have the right to request and receive reasonable accommodation, including auxiliary aids and services, and communications in alternative formats. To make a request, please contact the property management office. (22) total accessible units

Pre-Applications are available on accesshousingla.org

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.